Zoning Resolution

THE CITY OF NEW YORK
Zohran K. Mamdani, Mayor

CITY PLANNING COMMISSION
Sideya Sherman, Chair

81-752 - Special street wall and setback regulations within the Eighth Avenue Corridor

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LAST AMENDED
12/5/2024

#Buildings# on #zoning lots# located in whole or in part within the Eighth Avenue Corridor, as defined in Section 81-71, and east of Eighth Avenue, shall comply with the requirements of this Section, and except as superseded by this Section, with the provisions of Section 81-25 (General Provisions Relating to Height and Setback of Buildings), and either Section 81-26 (Height and Setback Regulations - Daylight Compensation) or 81-27 (Alternate Height and Setback Regulations - Daylight Evaluation).

#Buildings# on #zoning lots# located in whole or in part within the Eighth Avenue Corridor, as defined in Section 81-71, and west of Eighth Avenue shall comply with the requirements of this Section. The provisions of Sections 81-25, 81-26 and 81-27 shall not apply.

The provisions of paragraphs (a) and (b) of this Section shall apply to #developments#, #enlargements# and alterations, where such alterations change the height, width or location of a #street wall#. For purposes of applying #street wall# location provisions, all streets shall be considered as #wide streets#.

(a) #Street wall# location and minimum and maximum heights before setbacks

(1) On Eighth Avenue and 42nd Street, the #street wall# location provisions of paragraph (a) of Section 35-631 shall apply, except that recesses shall be permitted below a height of 15 feet. The #street walls# shall extend up to a minimum base height of 50 feet or the height of the #building#, whichever is less. The maximum height of #street walls# within 10 feet of the #wide street# #street line# shall be 150 feet beyond 15 feet of a #narrow street# #street line# and 85 feet within 15 feet of a #narrow street# #street

line#.

(2) On a #narrow street# east of Eighth Avenue, and on a #narrow street# west of and within 100 feet of Eighth Avenue, the #street wall# location provisions of paragraph (a)(1) of this Section shall apply and maximum height of #street walls# within 15 feet of the #narrow street# #street line# shall be 85 feet.

On a #narrow street# west of and beyond 100 feet of Eighth Avenue, the maximum height of #street walls# within 15 feet of the #narrow street# #street line# shall be 66 feet. However, no #street wall# need be provided where at least 70 percent of the entire frontage of the #zoning lot# along such #narrow street# is occupied by #street walls# located on the #street line#.

(3) Where a continuous sidewalk widening is provided along the entire #block# frontage of a #wide street#, the boundary of the sidewalk widening shall be considered to be the #street line# for the purposes of this Section.

(b) Special #street wall# regulations for #buildings# adjacent to listed theaters

For #buildings# that are adjacent to a theater listed pursuant to Section 81-742 (Listed theaters), the maximum height of the #street wall# of the #building# facing the same #street# as the "listed theater" shall be 60 feet within 15 feet of the #street line#.

(c) Additional regulations applying west of Eighth Avenue

West of Eighth Avenue, at any level above a height of 85 feet, any #building# or #buildings# or portions thereof shall be subject to the provisions of Sections 23-435 (Tower regulations) and 23-442 (Special provisions for certain community districts) applicable to an R10X District.